

## COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The regular meeting of the **Commission on Chicago Landmarks** on **Thursday, April 13, 2023**, will be a **virtual meeting simulcast to the general public via live stream**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, **April 13, 2023**, at **2:15 p.m.** This meeting will also be a virtual meeting simulcast to the general public via live stream.

Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation” were put in place as of February 18, 2022, allowing for real-time requests to speak on Commission agenda items. Public comment will take place at the beginning of the meeting. The Emergency Rules can be found on the Commission’s website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

Members of the public **wishing to speak** at either meeting must join the Zoom meeting by selecting the Zoom link (“Click here to join the Zoom meeting”) from the Commission’s website at [Chicago.gov/ccl](http://Chicago.gov/ccl) or by using this link and passcode:

<https://us06web.zoom.us/j/82572947005>

Passcode: 132042

Or by dialing in via telephone (Audio Only) to: +1 312 626 6799

Webinar ID: 825 7294 7005

Passcode: 132042

Any member of the public wishing to speak must be signed in by the start of the meeting. Applicants/owners and their team members will be asked to speak later in the meeting after staff have made the presentation regarding their agenda item. Members of the public **only wishing to view** the virtual Commission meeting should select the link to the live stream (“Click here to access the live stream”) from the above website.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of the meeting and should be sent to: [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox  
Secretary

**DRAFT AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, April 13, 2023  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of March 9, 2023

2. Report from Public Hearing and Final Landmark Recommendation

EPWORTH CHURCH BUILDING  
5253 North Kenmore Avenue

WARD 48

3. Preliminary Landmark Recommendation

THE WAREHOUSE  
204-208 South Jefferson Street

WARD 42

4. Preliminary Landmark Recommendation

CENTURY BUILDING  
202 South State Street

WARD 42

5. Preliminary Landmark Recommendation

CONSUMERS BUILDING  
220 South State Street

WARD 42

6. Permit Review Committee Reports

Report on Projects Reviewed at the March 9, 2023, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of March 2023

7. Adjournment

**Commission on Chicago Landmarks**  
**DRAFT Summary of Recommendations, April 13, 2023**

**2. Report from Public Hearing and Final Landmark Recommendation**

**EPWORTH CHURCH BUILDING**  
**5253 North Kenmore Avenue**

**WARD 48**

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the “Municipal Code”), the Commission on Chicago Landmarks (the “Commission”) has determined that Epworth Church which includes a church building and attached community house (collectively the “Building”) is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following four (4) criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.*
7. *Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Chicago.*

**I. BACKGROUND**

On May 15, 2022, the Historic Preservation Division received an application to demolish the Building. The Building was rated “orange” in the *Chicago Historic Resources Survey* and was therefore subject to the 90-day Demolition Delay Ordinance. As is standard practice during Demolition Delay, staff evaluated the Building against the legal criteria for landmark designation and determined that it met criteria for landmark designation.

The formal landmark designation process for the Building began on July 7, 2022, when the Commission approved a preliminary landmark recommendation (the “Preliminary Recommendation”) for the Building as a Chicago Landmark. The Commission found that the Building meets four of the seven criteria for designation, as well as the integrity criterion, identified in the *Chicago Landmarks Ordinance* (Municipal Code, Section 2-120-580 *et seq.*). As part of the Preliminary Recommendation, the Commission preliminarily identified the “significant historical and architectural features” of the Building as:

- All exterior elevations, including rooflines, of the Building including the church building and community house addition.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated July 7, 2022, the most current iteration of which is dated April 13, 2023, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of August 4, 2022, the Commission received a report incorporated herein and attached hereto as **Exhibit B** (the “Department of Planning and Development Report”) from Maurice D. Cox, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Building supports the City’s overall planning goals and is consistent with the City’s governing policies and plans.

On August 5, 2022, the Commission officially requested consent to the proposed landmark designation from the owners of the Building. On August 15, 2022, the owner requested a 120-day extension of the request-for-consent period, an extension provided for in the Municipal Code. The extension was granted, and the owner was notified that the expiration of the request-for-consent period was extended until January 17, 2023. On January 12, 2023, the Commission received a form from the owner of the Building indicating their non-consent to the proposed landmark designation.

Without consent from the owner of the property, the Chicago Landmarks Ordinance requires the Commission to hold a public hearing on the Preliminary Recommendation with respect to the designation of the Building as a Chicago landmark. In a letter dated March 1, 2023, the Commission notified the owner of the Building of the public hearing on the proposed designation scheduled for March 30, 2023. Notices of the time and date of the hearing were also (a) posted on a sign in the right-of-way in front of the Building, and (b) published as a legal notice in the *Chicago Tribune*, as required by the Chicago Landmarks Ordinance. A notice was also posted on the Department of Planning and Development’s web site.

## **II. PUBLIC HEARING**

The hearing was convened, as scheduled and noticed, via Zoom on Thursday, March 30, 2023, at 10:00 a.m. Commission member Suellen Burns served as Hearing Officer, assisted by Suzanne Hilal, Assistant Corporation Counsel Supervisor of the Real Estate and Land Use Division of the City’s Law Department, as legal counsel to the Commission, and Dijana Cuvalo, head of the Historic Preservation Division of the Department of Planning and Development. The hearing was conducted in accordance with the Commission’s Rules and Regulations, specifically Article II regarding the conduct of public hearings for landmark designation.

The Commission staff’s presentation recommending the proposed landmark designation was given by Matt Crawford, Coordinating Planner and author of the preliminary summary.

The owner of the Building is Church Properties Reimagined of the Northern Illinois Conference of the United Methodist Church. A representative of the owner requested and was granted Party status to the hearing. The owner submitted text of his testimony illustrated with photos which became an exhibit to the hearing and was incorporated into the hearing record. The owner testified that their intention is to convert the Building into 100% affordable housing.

He further stated that the owner supports landmark designation of the Building with the exception of its windows and doors, so that more efficient and functional windows and doors can be installed.

A potential partner in the proposed conversion of the Building into affordable housing was also granted party status. His testimony provided additional information on the conversion of the Building to affordable housing. He also indicated that preservation of windows and doors would be burdensome on the conversion.

Three members of the general public made statements, including two representatives of Preservation Chicago and one representative of the Edgewater Historical Society. All were in support of the landmark designation. A representative of 48<sup>th</sup> Ward Alderman Harry Osterman's staff also made a statement in support of the landmark designation.

The transcript (the "Hearing Transcript") and related exhibits from the public hearing are incorporated herein and attached hereto.

### **III. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS**

**WHEREAS**, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report, the Department of Planning and Development Report, the Hearing Transcript and all of the information on the proposed landmark designation of the Building; and

**WHEREAS**, the Building exemplifies the important role that religious institutions played in the development and sustenance of Chicago's neighborhoods; and

**WHEREAS**, the Building is a picturesque, suburban-scaled church that reflects Edgewater's first phase of growth as a suburban residential development with close proximity to the lakeshore and convenient transit service to downtown; and

**WHEREAS**, the Building is a manifestation of a community working toward a common goal: the land on which the Building sits was granted to the congregation by John L. Cochran, the developer of Edgewater, the design of the Building was donated by architect and congregation member Frederick P. Townsend, and funds for the construction were raised from the community; and

**WHEREAS**, the Building is, if not unique, a rare example of fieldstone architecture in Chicago that employs uncoursed granite boulders in its wall construction. This method of construction requires a high degree of design and craftsmanship in traditional masonry construction; and

**WHEREAS**, the design of the church building and community house at Epworth combines influences of both the Gothic and Romanesque Revival styles of architecture, picturesque styles of architecture that were popular in the late-19th and early-20th centuries; and

**WHEREAS**, the church portion of the Building was designed by architect Frederick B. Townsend, who specialized in residential construction in late-19th century Chicago. Notable examples of his work include the William C. Groetzinger House of 1895, a contributing

building in the Arlington-Deming Chicago Landmark District, and the Jan Kralovec House in the Five Houses on Avers Avenue Chicago Landmark District; and

**WHEREAS**, the community house addition to the Building and 1930 renovations at Epworth are the work of Thielbar & Fugard, a significant architectural firm in the history of the City of Chicago, designing the Trustee's System Service Building (182 W. Lake St., 1930), the McGraw-Hill Building (520 N. Michigan Ave., 1928-1929), and as associated architects for the Jewelers Building (35 E. Wacker Dr., 1925-1927), all designated Chicago Landmarks; and

**WHEREAS**, architect John Fugard also is significant as the designer, through his earlier firm of Fugard & Knapp, of several luxury apartment buildings on Chicago's East Lake Shore Drive – a Chicago Landmark district and was associated with the design of the Allerton Hotel (701 N. Michigan Ave., 1922), also a designated Chicago Landmark; and

**WHEREAS**, with its uncoursed granite fieldstone walls and picturesque towers, the Building possesses a familiar and unique visual presence in the Edgewater neighborhood; and

**WHEREAS**, the Building meets four criteria for landmark designation set forth in Section 2-120-620 (1), (4), (5) and (7) of the Municipal Code; and

**WHEREAS**, consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

**THE COMMISSION ON CHICAGO LANDMARKS HEREBY:**

1. Incorporates the preamble and Sections I, II and III into its findings; and
2. Adopts the Final Designation Report, as revised, and dated this 13<sup>th</sup> day of April 2023; and
3. Finds, based on the Designation Report, the Department of Planning and Development Report, the Hearing Transcript and the entire record before the Commission, that the Building meets the four (4) criteria for landmark designation set forth in Sections 2-120-620 (1), (4), (5) and (7) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
  - All exterior elevations, including rooflines, of the Building including the church building and community house addition.

For the purposes of Section 2-120-740 of the Municipal Code governing the review of permit applications, the following additional guidelines shall also apply:

- The Commission’s review of proposed work should ensure that the significant historic and architectural features of the Building are preserved while allowing reasonable change and flexibility to meet continuing and new needs, whether related to the continued current uses of the Building or in accommodating future uses. In particular, the Commission may approve modifications to existing windows and doors to meet code-required light and vent requirements.

The foregoing is not intended to limit the Commission’s discretion to approve other changes.

6. Recommends the designation of the Building a Chicago Landmark.

### **3. Preliminary Landmark Recommendation**

**THE WAREHOUSE**  
**204-208 South Jefferson Street**

**WARD 42**

Whereas, the Commission on Chicago Landmarks (hereinafter the “Commission”) preliminarily finds that:

- The Warehouse (the “Building”), located at the address noted above, meets two (2) criteria for landmark designation as set forth in Section 2-120-620 (1) and (3) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 13th of April, 2023, by the Department of Planning and Development (the “Preliminary Summary”); and
- The Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Structure in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations, including rooflines, of the building.

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

#### **4. Preliminary Landmark Recommendation**

**CENTURY BUILDING  
202 South State Street**

**WARD 42**

Whereas, the Commission on Chicago Landmarks (the “Commission”) preliminarily finds that:

1. The Century Building (the “Building”), located at the address noted above, meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4), and (5) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information (the “Preliminary Summary”) submitted to the Commission on this 13th day of April, 2023, by the Department of Planning and Development; and
2. the Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore,

***Be it resolved by the Commission on Chicago Landmarks:***

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations of the building, including rooflines and the first- and second-floor exteriors remodeled in 1951-1952.

In light of the Century Building’s adjacency to the Dirksen U.S. Courthouse and the security vulnerabilities asserted by the federal government, and in order to recognize and provide the flexibility which may be needed to accommodate the 15 reuse criteria provided by the General Services Administration (the “GSA”) for the Century Building which were developed in collaboration with the United States District Court, Northern District of Illinois, and federal law enforcement agencies, and published in the November 1, 2022, Federal Register, the following additional guidelines shall also apply to the Commission’s review of permits pursuant to Section 2-120-740:

- The Commission shall have flexibility to allow modifications to the Century Building to accommodate the GSA’s reuse criteria in order that viable reuse of the building can be achieved.

Section 4. The Commission hereby requests a report or statement from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the



proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

## **5. Preliminary Landmark Recommendation**

**CONSUMERS BUILDING**  
**220 South State Street**

**WARD 42**

Whereas, the Commission on Chicago Landmarks (the “Commission”) preliminarily finds that:

1. The Consumers Building (the “Building”), located at the address noted above, meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4), and (5) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information (the “Preliminary Summary”) submitted to the Commission on this 13th day of April, 2023, by the Department of Planning and Development; and
2. the Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore,

***Be it resolved by the Commission on Chicago Landmarks:***

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations, including rooflines, of the building; and
- The main entrance vestibule and elevator lobby. The lobby staircase to the second floor and the barrel-vaulted staircase to the basement, including marble finishes at walls and ceilings, are included.

In light of the Consumer Building’s adjacency to the Dirksen U.S. Courthouse and the security vulnerabilities asserted by the federal government, and in order to recognize and provide the flexibility which may be needed to accommodate the 15 reuse criteria provided by the General Services Administration (the “GSA”) for the Consumers Building which were developed in collaboration with the United States District Court, Northern District of Illinois, and federal law enforcement agencies, and published in the November 1, 2022, Federal Register, the following additional guidelines shall also apply to the Commission’s review of permits pursuant to Section 2-120-740:

- The Commission shall have flexibility to allow modifications to the Consumers Building to accommodate the GSA's reuse criteria in order that viable reuse of the building can be achieved.

Section 4. The Commission hereby requests a report or statement from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City's governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

# NOTICE OF PUBLIC MEETING

## PERMIT REVIEW COMMITTEE THURSDAY, April 13, 2023 Virtual Meeting

**2:15 p.m.**

### DRAFT AGENDA:

1. **410 S. Michigan** **42<sup>nd</sup> Ward**  
**Fine Arts Building**  
Proposed replacement of existing cast iron storefront to match historic condition and allow for new accessible entries.
2. **919 N. Michigan** **2<sup>nd</sup> Ward**  
**Palmolive Building**  
Proposed changes to storefront display windows to include installation of new, decorative, mesh screens.
3. **1050 W. Wilson** **46<sup>th</sup> Ward**  
**Uptown Square District**  
Revised marquee design to the previously conditionally approved exterior rehabilitation of a historic theater into a new theater.
4. **1046 N. Wood** **1<sup>st</sup> Ward**  
**East Village District**  
Proposed construction of two new visible dormers to accommodate a new dwelling unit in the attic.
5. **2052 N. Orleans** **43<sup>rd</sup> Ward**  
**Mid-North District**  
Proposed glass and metal panel enclosure around an existing rear steel stair on a corner building.

Dijana Cuvalo, AIA  
Historic Preservation Division  
Department of Planning and Development

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, April 13, 2023

## DRAFT

### 1. 410 S. Michigan

42<sup>nd</sup> Ward

#### **Fine Arts Building**

Proposed replacement of existing cast iron storefront to match historic condition and allow for new accessible entries.

**Applicant:** Berger Realty Group, owner  
Goettsch Partners, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 3, and 6 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. The project is approved as shown on drawings dated 3/9/23 and presentation dated 3/20/23;
2. Storefront and bronze frame details and finish samples to be submitted with permit application; and,
3. No signage is approved at this time, any signage proposed shall be submitted to Historic Preservation staff for review for approval when available.

### 2. 919 N. Michigan

2<sup>nd</sup> Ward

#### **Palmolive Building**

Proposed changes to storefront display windows to include installation of new, decorative, mesh screens.

**Applicant:** Louis Vuitton North America, owner  
Winnick Architects, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project as shown on the drawings dated 2/15/23, with the following condition, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standard 2, of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural

features of the landmark district and approve the project with the following condition:

1. No opaque film, partition, or other obstruction is to be installed within 3' behind the storefront glazing.

**3. 1050 W. Wilson**

**46<sup>th</sup> Ward**

**Uptown Square District**

Revised marquee design to the previously conditionally approved exterior rehabilitation of a historic theater into a new theater.

**Applicant:** Double Down Development LLC  
Barker Nestor, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standard 1, 2, and 5 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. Scaled and dimensioned section details of the marquee, as well as methods of attachment shall be submitted for review and approval with the permit application;
2. The design of the cast iron screens that flank the illuminated marquee sign and at the entrance should be modified to be simplified in design. Dimensioned details, cutsheets and photo of a sample should be provided for Historic Preservation staff review and approval with the permit application;
3. Each new sign shall be submitted under separate permit application and should include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials and illumination identified; and,
4. All other conditions of approval from the November 2, 2022 PRC review remain in effect.

**4. 1046 N. Wood**

**1<sup>st</sup> Ward**

**East Village District**

Proposed construction of two new visible dormers to accommodate a new dwelling unit in the attic.

**Applicant:** Lauren Macy, owner  
Luis A. Martinez Architects, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. The drawings dated 4/3/23 shall be revised as follows:
  - a. The elevations on Sheets A-8, A-9, and A-10 shall be revised to show the highest point of the dormer roofs meeting the plane of the main roof not less than 1'-0" below the main roof ridge, measured vertically;
  - b. The siding material for the new dormers shall be wood or fiber-cement lap siding with a smooth finish. The proposed siding material must be identified on the permit drawings;
  - c. 4 new skylights are shown on Sheets A-3 and A-5 located in front of the proposed dormers. These should either be eliminated, or staff shall review mock-ups of the proposed dormers on-site to confirm whether they will be visible prior to resubmission of permit drawings;
  - d. All elevations shall be revised to show the proposed skylights;
  - e. The roof framing plan on Sheet A-5 shall be revised to coordinate with the plan of the dormer as shown on the site plan on Sheet T-2;
  - f. The roof framing plan on Sheet A-5 shall be revised to clearly note any new rafters required for the skylights will not exceed the height of the existing rafters. The existing roof framing in front and behind the new dormers shall remain in place and if new roof framing is needed it shall be sistered to the existing framing aligning the tops of new and existing members;
  - g. A proposed roof plan shall be included with the permit drawings;
  - h. On sheets A-9 and A-10, where tuckpointing and masonry cleaning work is identified, the following note shall be added: "New mortar to match historic mortar in color, joint profile, and texture, strength, and type. Dry grinding only, no sand blasting. Any chemical cleaning will require prior approval of chemicals by Historic Preservation staff and environmental approval. Pressure washing less than 400psi with a fan tip brush;
2. Should replacement window be proposed, new windows at the front elevation are to be one-over-one double-hung wood or

clad-wood windows with a brick mold matching a historic profile. Dimensioned, large scale sections through the head, sill, meeting rails, and brick mold are to be provided with permit drawings.

**5. 2052 N. Orleans**

**43<sup>rd</sup> Ward**

**Mid-North District**

Proposed glass and metal panel enclosure around an existing steel stair.

**Applicant:** Donn Green, owner  
The Lyons Design Group, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project as shown on the drawings dated 2/12/2, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 3, 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions to be reviewed for approval by Historic Preservation Division staff:

1. The metal spandrel panels shall have a dark finish and panel details and material type/finish shall be provided with the permit application; and,
2. Window details for the glass windows shall be provided with permit application.